

An
Bord
Pleanála

Board Order
ABP-314286-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cavan County Council

Planning Register Reference Number: 22/200

APPEAL by Jonathan Gould and Michelle Magee, care of Neil McGovern, Derryrealt, Swanlibar, County Cavan against the decision made on the 12th day of July 2022 by Cavan County Council to refuse permission.


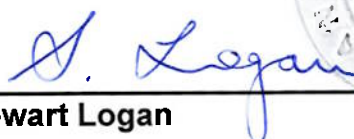
Proposed Development: Construction of a two-storey dwelling, detached garage, new entrance, driveway, effluent treatment system, percolation, landscaping and site development works at Killyneary, Bawnboy, County Cavan.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development would, by reason of its height, bulk and massing and with particular reference to the accumulation and varied proportions of projecting elements across the front façade, result in a haphazard and visually intrusive form of development that fails to respect the rural character of the area and would not assimilate into the landscape, contrary to the Design Guide for Single One-Off Houses within the Cavan Rural Countryside and policy RHD 01 of the Cavan County Development Plan 2022 – 2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by itself and the precedent which a grant of permission for it would set, would adversely affect the operation and safety of the national road network, be contrary to the Spatial Planning and National Roads, Guidelines for Planning Authorities (January, 2012) issued under section 28 of the Planning and Development Act, 2000 (as amended) and would endanger public safety by reason of traffic hazard.



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 7 day of November 2023.